

**OFFICIAL MINUTES**  
**McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION**  
**24 APRIL 2014 MEETING AGENDA**  
**McKENZIE MUNICIPAL COMPLEX @ 4:30 PM**

- I. Call to Order:** Chairman Dean Robb called the 24 April 2014 meeting to order at 4:30 P.M
- II. Roll Call / Establishment of a Quorum**  
MMRPC: Jill Holland (Mayor), Dean Robb (Chair), Lisa Norris (Vice-Chair), Garlon Prewitt (Secretary), Ken Mitchum, Keith Priestley, Jesse Townes (Council Liaison)  
Planning Staff Present: Shelton I. Merrell, Regional Planner, SW TN Development District  
Other: None  
Missing: None  
Media: Banner, Joel Washburn; News Leader: None
- III. Approval of 24 April 2014 Agenda:** Reviewed  
  
Motion by: Lisa Norris Second by: Jesse Townes **Passed: 6-0**
- IV. Reading and Approval of the 27 March 2014 Minutes:** Reviewed  
  
Motion by: Keith Priestley Second by: Ken Mitchum **Passed: 6-0**
- V. Mayor's Report:** None
- VI. Economic Development Report:** None
- VII. Other Reports:** Chairman Dean Robb informed the Planning Commission of the 24 April 2014 McKenzie City Council approval of Resolution 14-006 authorizing the City to vacate Henderson Drive and approval of a Development Agreement between Casey's Marketing Company and the City of McKenzie. The City of McKenzie, Casey's Marketing Company and A-Place-Called Home agreed to these actions with all involved parties satisfied. The Henderson Drive address for A-Place-Called Home remains unchanged. Casey's agrees to develop and maintain Henderson Drive subject to applicable street standards with access for retail customer and delivery vehicles.
- VIII. Old Business**
- A. Topic: Discussion of the working sign provisions:**
- Shelton Merrill summarized the provisions on the Sign Ordinance and explained that the ordinance is basically finished. During the review process, the following corrections or modifications have been found:
- The proper numerical identification for footnote (h) under Temporary signs changed to 11-413 (4G).
  - The title for the sign requirement charts in the sign ordinance changed to "SIGNS ALLOWED . . ." to avoid ambiguity with the word "PERMITTED" since PERMITTED could mean either allowed or permit required.

- Size requirements were changed in SECTION 3, 11-413 (5B), page 16 of the revised sign ordinance to allow a maximum of 360 square feet in B2 Highway Business feet to reflect business' needs and a maximum of 250 square feet in B3 Central Business District to conform to Historic District Guidelines.
- The finished sign ordinance should be given to everyone involved with the use of signs, including, but not limited to real estate agencies, schools & educational institutions, industry, businesses, commercial groups and contractors.
- There are twelve 1-page sign requirement summaries finished for all Residential Zoning Districts. These summaries are not part of the ordinance, but can be given to citizens as a simplified version of the requirements.
- Separating the Districts with accompanying narrative has modified the Table format.
- The McKenzie Historic Zoning Commission (MHZC) has finalized their sign regulations and will be included by reference in the ordinance. The Historic District Sign Guidelines stand alone on their merits.
- Awning signs, booster club signs, and church signs will be considered as temporary signs with an accompanying explanation.
- Sign regulations need to be the same for franchises as for private businesses.
- Dissemination of most important provisions will become the responsibility of the City Clerical Staff personnel and the Codes Officer.

Shelton I. Merrell, SW TN Development District Planner, mentioned that McKenzie demonstrates it "business-friendly" posture by being one of the only cities not charging for every sign.

- Motion to approved the Sign Ordinance as revised 24 April 2014 and to forward to the Board of Mayor and City Council.

Motion by: Keith Priestly Second by: Lisa Norris **Passed: 6-0**

B. **Topic: Other Old Business:** None

## **IX. New Business**

### **A. Discussion of Chapter 7, Section 11-703, B-3 (Central Business) District, Number (2) Uses Permitted, of the Zoning Ordinance of McKenzie Tennessee**

- The Planning Commission discussed possible amendments to the ordinance for the B-3 Central Business District. Suggestions included:
  - To allow for service related businesses except for those related to auto repair, construction services, and others who have outside storage would create unsightly clutter. Such businesses would be allowed to have their business offices in the area but not their operations. At this

time, there is only one business in existence in the B-3 Central Business District that could qualify for the "Grandfather" privilege.

- Remove BZA from the existing ordinance wording.
- Several other existing conditions related to sidewalk displays were tabled until the 22 May 2014 meeting.
- Shelton will prepare the suggested wording to be reviewed at that meeting.
- All decisions related to Chapter 7, Section 11 were tabled until the 22 May 2014 meeting.

## **X. Other Business**

### **A. Discussion of the Tennessee State Senate / House adopted Bills pertaining to Annexation and New Bills Reviewed:**

- Shelton Merrill summarized the Senate and House Bills regarding Annexation during the current Legislative Session. Bills approved differ and will need to be understood and reconciled by joint committee before formal approval for the Governor' signature.
  - Title 13, Chapter 7, Part 1 related to use of agricultural land: (Vesting) Buildings used as residences by farmers and farm workers are incidental to the agricultural enterprise, thus not needing building permits.
  - Senate Bill 2108 deletes existing Subdivision language and substitutes language regarding street requirement that correspond to location as shown on the subdivision plat as approved by the planning commission and recorded in the register of deeds with bonding requirements defined.
  - Annexation: New language makes annexation by a city almost impossible, but may be amended due to many ambiguities.
  - A Bill that gives various time limits up to fifteen years for allowing regulations in place at the start of a project to trump newer regulations.

### **A. May Agenda & Regular Planning Commission Meeting Schedule by Chairman Dean Robb**

Agenda Meeting: Thursday, May 8, 2014 at 2:30 P.M.

Regular Meeting: Thursday May 22, 2014 at 4:30 P.M.

Walter Butler, Interim President, Bethel University will make a presentation.

## **XI. Adjournment**

Motion to Adjourn:

Motion by: Jill Holland Second by: Keith Priestley **Passed: 6-0:**

Time: 5:47 P.M.